

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** April 4, 2023

**Subject:** Rezone the North Half of the Northwest Quarter (N1/2 NW1/4) Excluding the North 365' and Excluding the East 650' and Excluding the West 1,600' and Excluding Substation Addition in Section 1, Township 109 North, Range 50 West and the West 390' of the East 1,040' in the Southeast Quarter (SE 1/4) in Section 1, Township 109 North, Range 50 West from Agriculture to Residence R-3 apartment district.

**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary:**

Branch Creek LLC has submitted a petition to rezone roughly 20.28 acres of land in the City of Brookings from Agriculture to Residence R-3 apartment district. The land is located south of 20<sup>th</sup> Street South between the Fishback Soccer Complex and Bluegill Addition.

## **Background:**

The owners of the property are proposing a development with a large scale residential plan for the 20.28 acres. The development would include single-family dwellings, two-family dwellings and townhomes.

## **Item Details:**

The property is currently zoned Agriculture. Adjacent zoning districts include Residence R-2 two-family district to the east, Agriculture district to the south and west and a proposed rezone to Business B-2 district to the north between the proposed R-3 district and 20<sup>th</sup> Street South. The future land use map classifies the area as Medium Density Residential. The zoning and proposed density, which will be discussed further in the Large Scale Residential Plan, is supported by the Medium Density Residential future land use classification.

Similar R-3 zoning districts can be found in the vicinity of 20<sup>th</sup> Street South including R-3 zoned property in Prairie Hills Development, Reserve Addition, Moriarty Edgebrook Addition and Arbor Hill Addition. A one-block area along the west side of Bluegill Avenue would provide a buffer of zoning from the proposed R-3 district and the R-1B single family district east of Bluegill Avenue.

**Options and Recommendation:**

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team and staff recommend approval.

**Supporting Documentation:**

1. Hearing Notice
2. Petition to Rezone
3. Location Map
4. Zoning Map
5. Future Land Use Map
6. R-3 Zoning Exhibit